

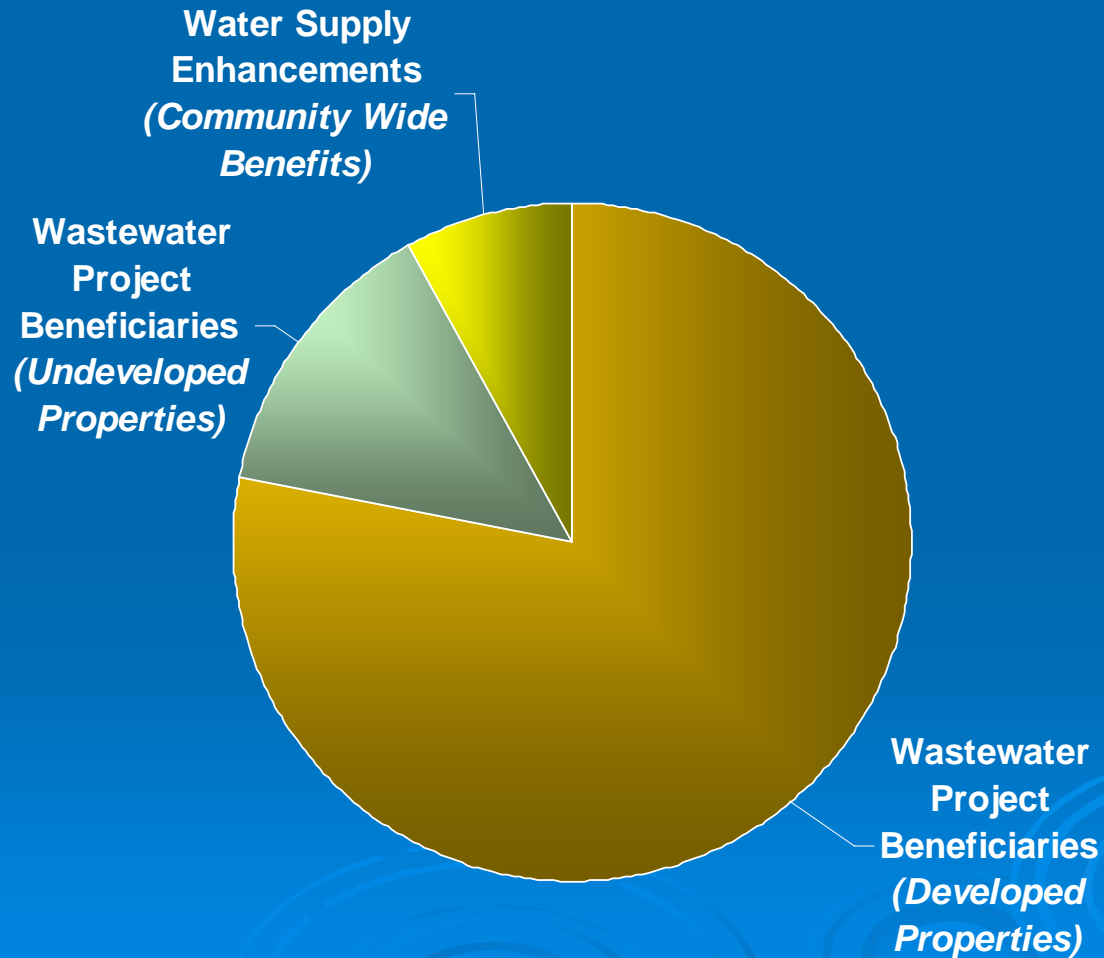
Los Osos Wastewater Treatment Project

**Board of Supervisors
July 17, 2007**

California Coastal Commission

- o The existing Coastal Development Permit for a Los Osos wastewater project is Permit Application No.: A-3-SLO-03-113
 - CDP Condition #34
 - CDP Condition #76
 - CDP Condition #82

Project Benefits

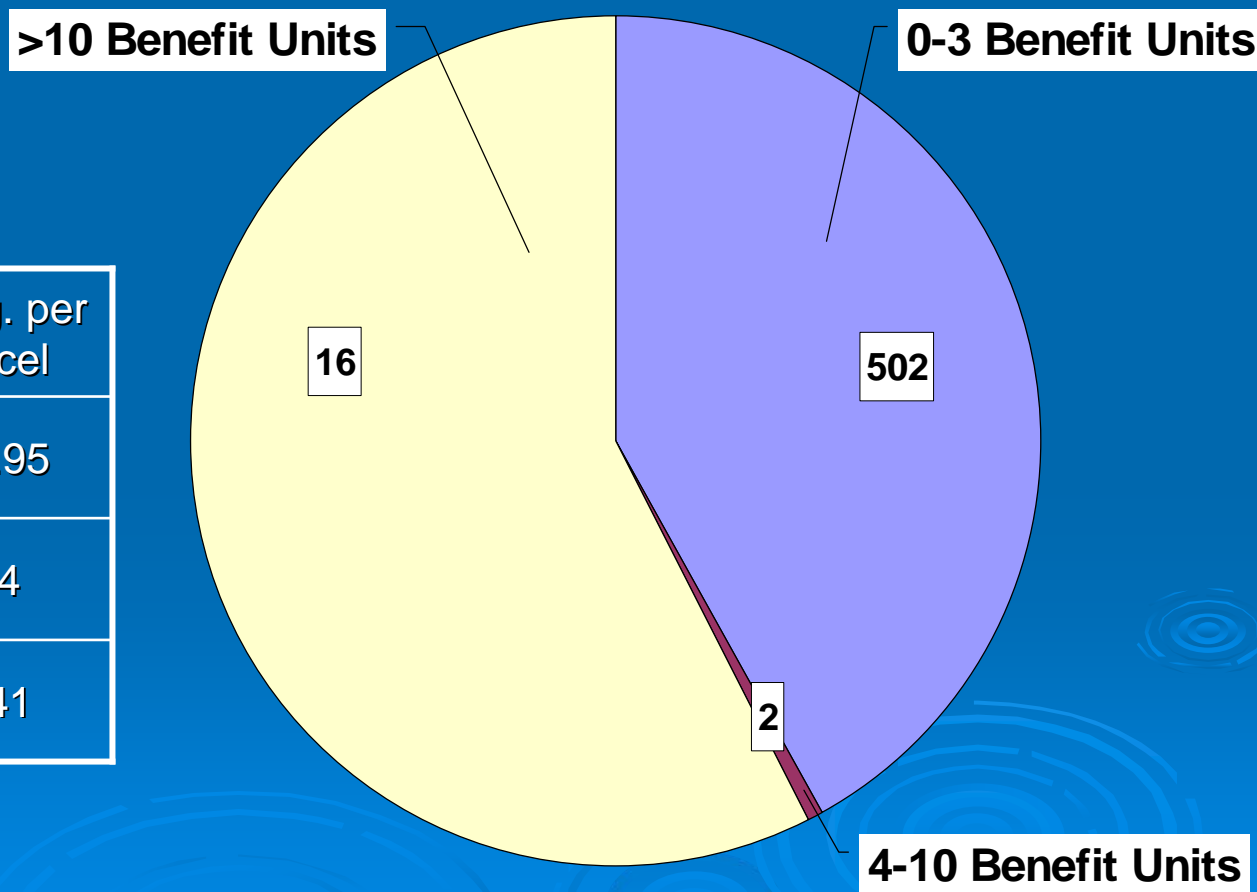


Project Cost Allocations

	Developed Properties	Undeveloped Properties	Water Supply Benefits
Cost	78%	14%	8%
Number of Units	5,591	1,144	N/A
Cost per Unit	\$XX,XXX	\$XX,XXX	N/A

Undeveloped Parcels Benefit Unit Summary

	Parcel Count	Benefit Units	Avg. per Parcel
0-3 Units	502	479	0.95
4-10 Units	2	8	4
>10 Units	16	657	41



Staff Recommendations

1. That the Proposition 218 vote required by AB 2701 is conducted for developed parcels subject to, or threatened with, regulatory enforcement action by the Central Coast Regional Water Quality Control Board (Regional Water Board).
2. Staff shall prepare a report on options for undeveloped properties, both within the boundaries of the “prohibition zone” developed by the Regional Water Board, as well as undeveloped parcels outside of the prohibition zone but within the Los Osos Urban Services line, including but not limited to the following considerations:

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2. Staff shall prepare a report on options for undeveloped properties, both within the boundaries of the “prohibition zone” developed by the Regional Water Board, as well as undeveloped parcels outside of the prohibition zone but within the Los Osos ~~Urban Services line~~ **Urban Area**, including but not limited to the following considerations:

Boundary Map

Los Osos Urban Area



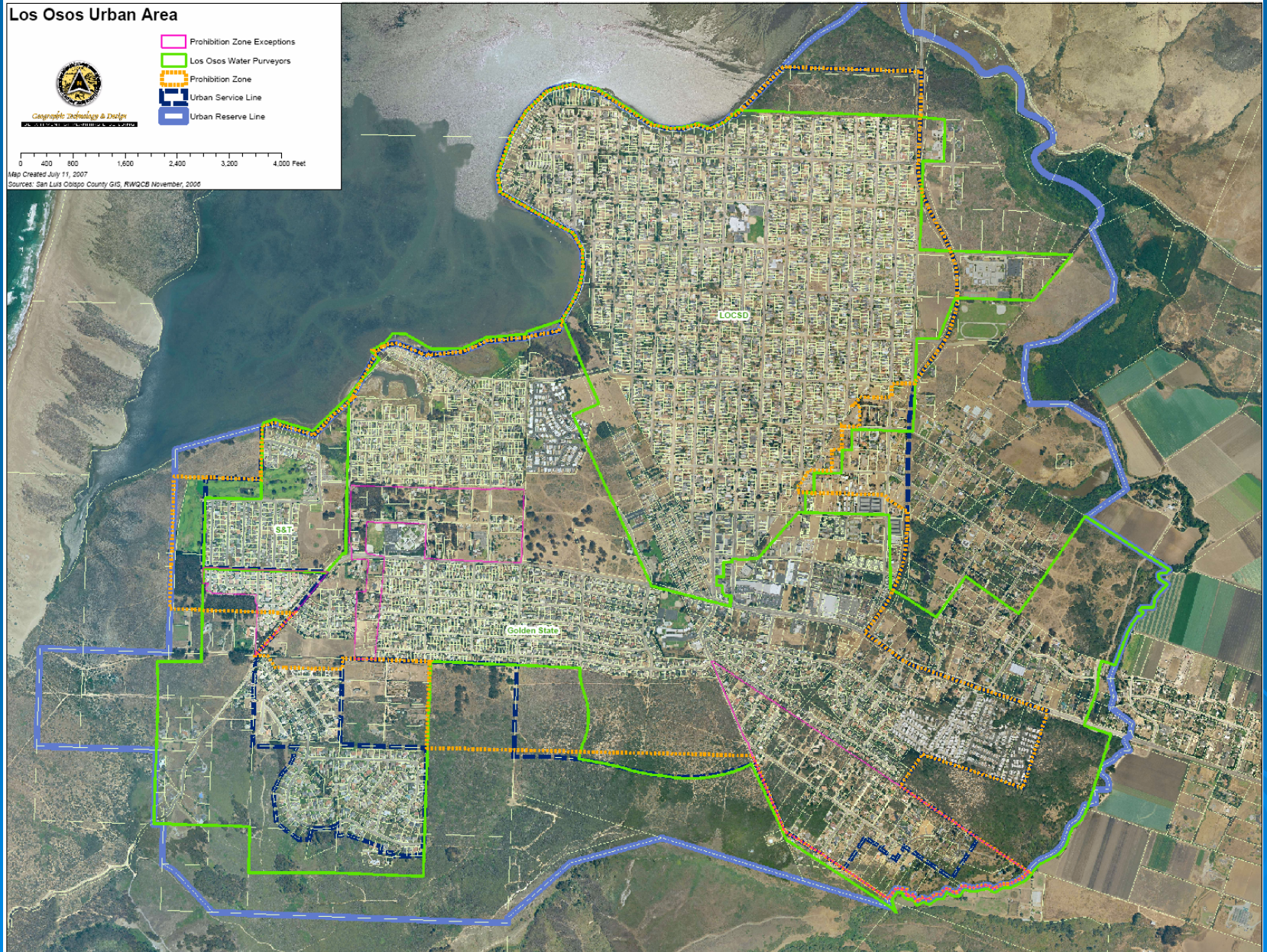
Geographic Technology & Design, Inc.
Professional Geographers & Planners

-  Prohibition Zone Exceptions
-  Los Osos Water Purveyors
-  Prohibition Zone
-  Urban Service Line
-  Urban Reserve Line

0 400 800 1,600 2,400 3,200 4,000 Feet

Map Created July 11, 2007

Sources: San Luis Obispo County GIS, RWQCB November, 2006



Staff Recommendations

2. Staff shall prepare a report on options for undeveloped properties... including but not limited to the following considerations:
 - a. Wastewater infrastructure needed for those undeveloped parcels before they can be developed.

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2. Staff shall prepare a report on options for undeveloped properties... including but not limited to the following considerations:
 - b. Water supply infrastructure needed for those undeveloped parcels before they can be developed, which shall include consultation and possible development of conceptual terms of agreements with the water purveyors of Los Osos.

Staff Recommendations

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 - c. Habitat Conservation Resource issues that may need to be resolved before those undeveloped parcels can be developed.

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2. Staff shall prepare a report on options for undeveloped properties... including but not limited to the following considerations:
 - d. General Plan issues that may need to be resolved before those undeveloped properties can be developed.

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 - e. Options for a second Prop 218 vote for owners of undeveloped parcels, including but not limited to the following:

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2. Staff shall prepare a report on options for undeveloped properties... including but not limited to the following considerations:
 - e. Options for a second Prop 218 vote for owners of undeveloped parcels, including but not limited to the following:
 - i. “Availability” assessments pursuant to the Uniform Standby Charge Procedures Act (Chapter 12.4 (commencing with Section 54984) of Part 1 of Division 2 of Title 5).

Staff Recommendations

2. Staff shall prepare a report on options for undeveloped properties... including but not limited to the following considerations:
 - e. Options for a second Prop 218 vote for owners of undeveloped parcels, including but not limited to the following:
 - ii. A “resource project” that would cover proportional special benefits for those undeveloped parcels, including wastewater infrastructure, water supply infrastructure, and/or habitat conservation resources that may be needed for those undeveloped parcels before they can develop.

Staff Recommendations

2. Staff shall prepare a report on options for undeveloped properties... including but not limited to the following considerations:
 - f. Options for development of wastewater and water supply infrastructure capacity for undeveloped parcels, and provisions for habitat conservation, with the imposition of development related fees which would be paid at the time of the development of those undeveloped parcels in lieu of a second Prop 218 vote.

Staff Recommendations

2. Staff shall prepare a report on options for undeveloped properties... including but not limited to the following considerations:
 - g. Other considerations that may be identified during the preparation of the report.

Water Purveyor Map

Los Osos Water Purveyors and Urban Service Line



Geographic Technology & Design, Inc.
Geographic Information Systems



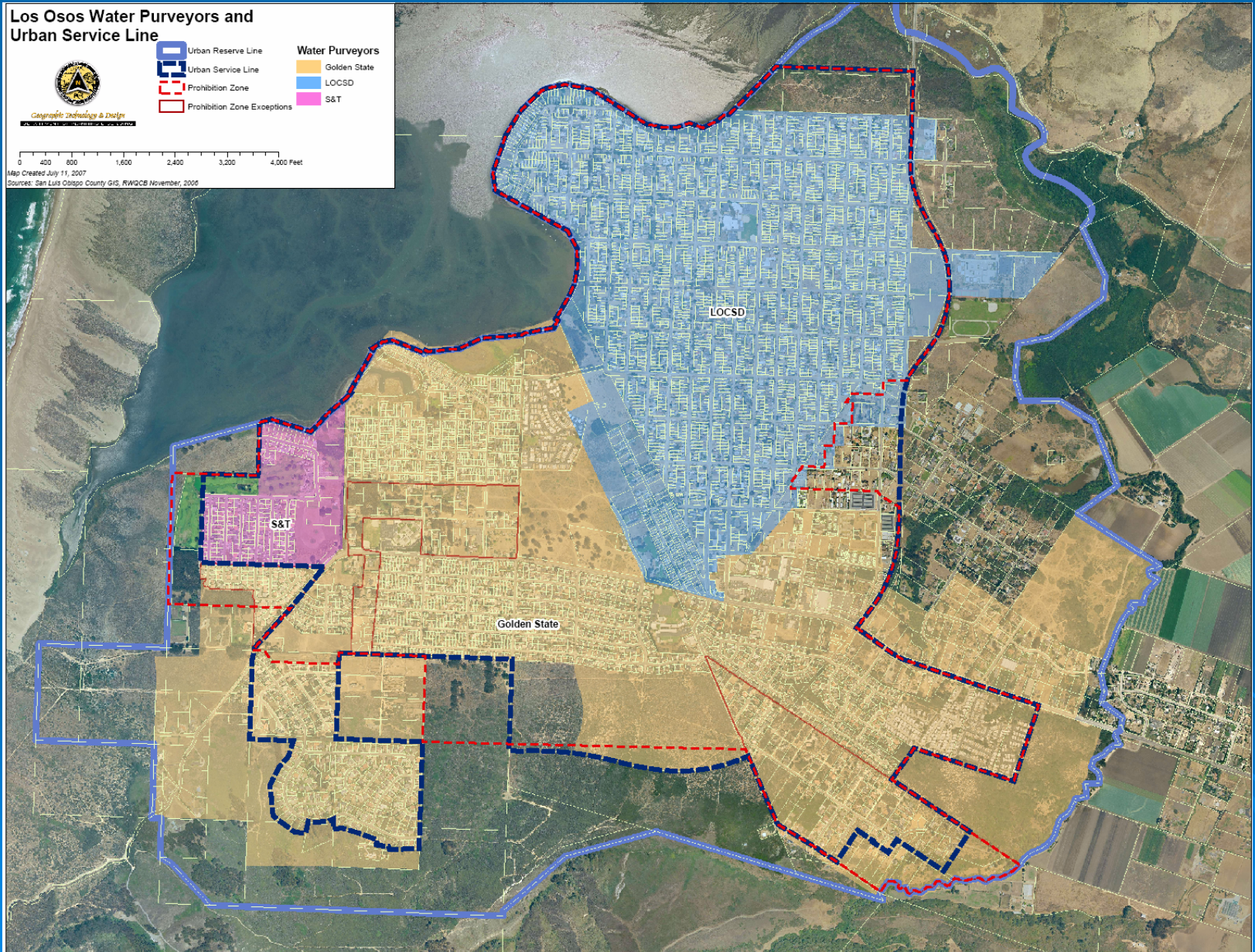
Water Purveyors

- Golden State
- LOCSD
- S&T

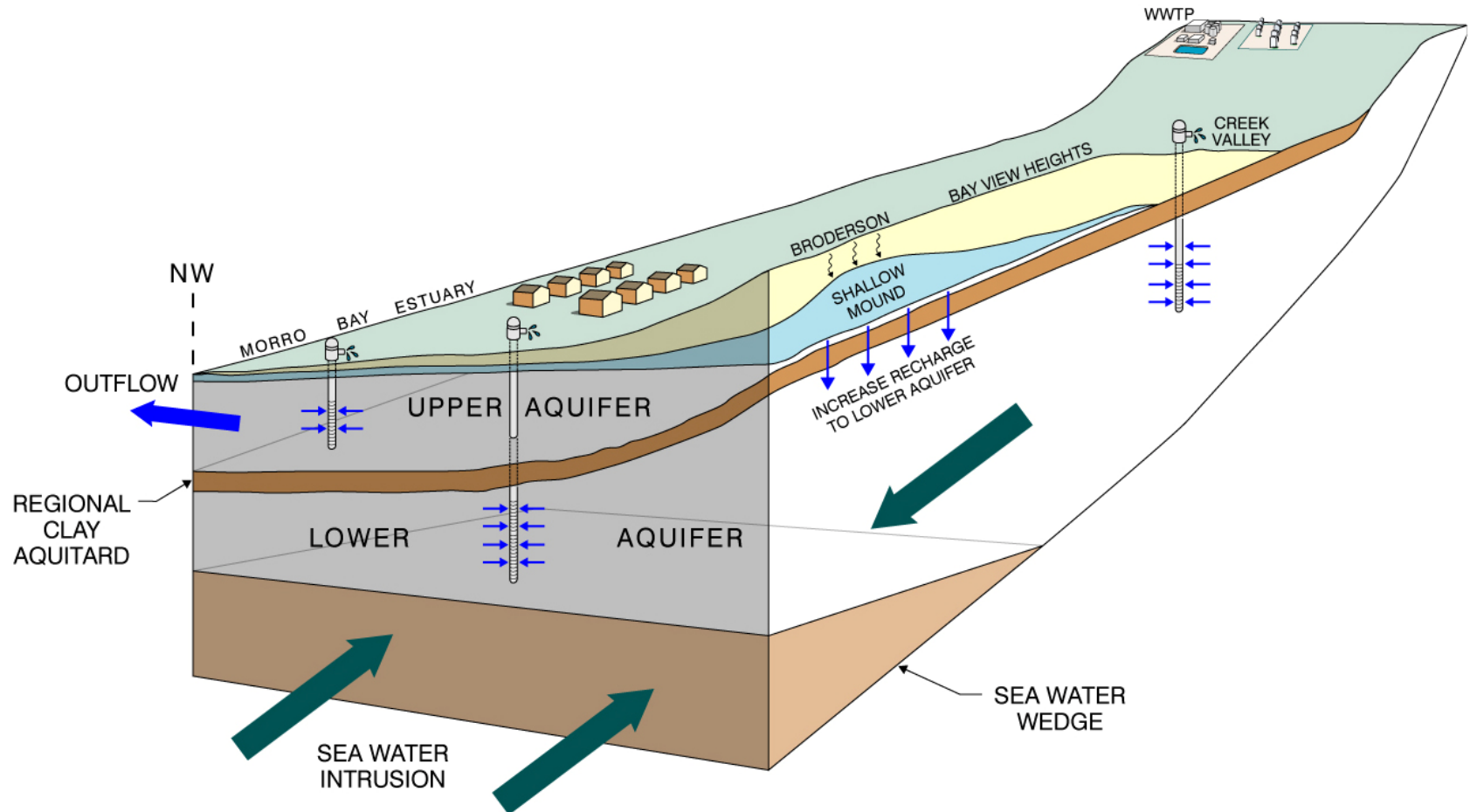
0 400 800 1,600 2,400 3,200 4,000 Feet

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Groundwater Modeling



Water Management Levels

Level	Absolute Volume Mitigated (AFY)	Project Impact, Relative to Current Conditions (AFY)	Overall Basin Balance (at Current Pumping Rates) (AFY)	Description
Level 0	0	-90	-550	No mitigation of seawater intrusion
Level 1	90 to 140	0 to 50	-460 to -410	Mitigation of seawater intrusion similar to current conditions
Level 2	190 to 240	100 to 150	-360 to -310	Maximum mitigation of seawater intrusion possible without purveyor participation
Level 3	550 to 600	460 to 510	0 to 50	Achievement of a balanced basin at present water use rates
Level 4	780 to 830	690 to 740	230 to 280	Achievement of balanced basin at buildout

Notes:

- (1) In addition to the benefits associated with complying with the WDR.
- (2) One acre-foot/year (AFY) is equal to 892 gallons per day (GPD).
- (3) Level 3 and Level 4 are possible to achieve, but only with extensive infrastructure reconfiguration by the water purveyors.

Site Options

High Priority

Properties with fewest constraints and most advantageous location for construction of treatment plant

Tri-W

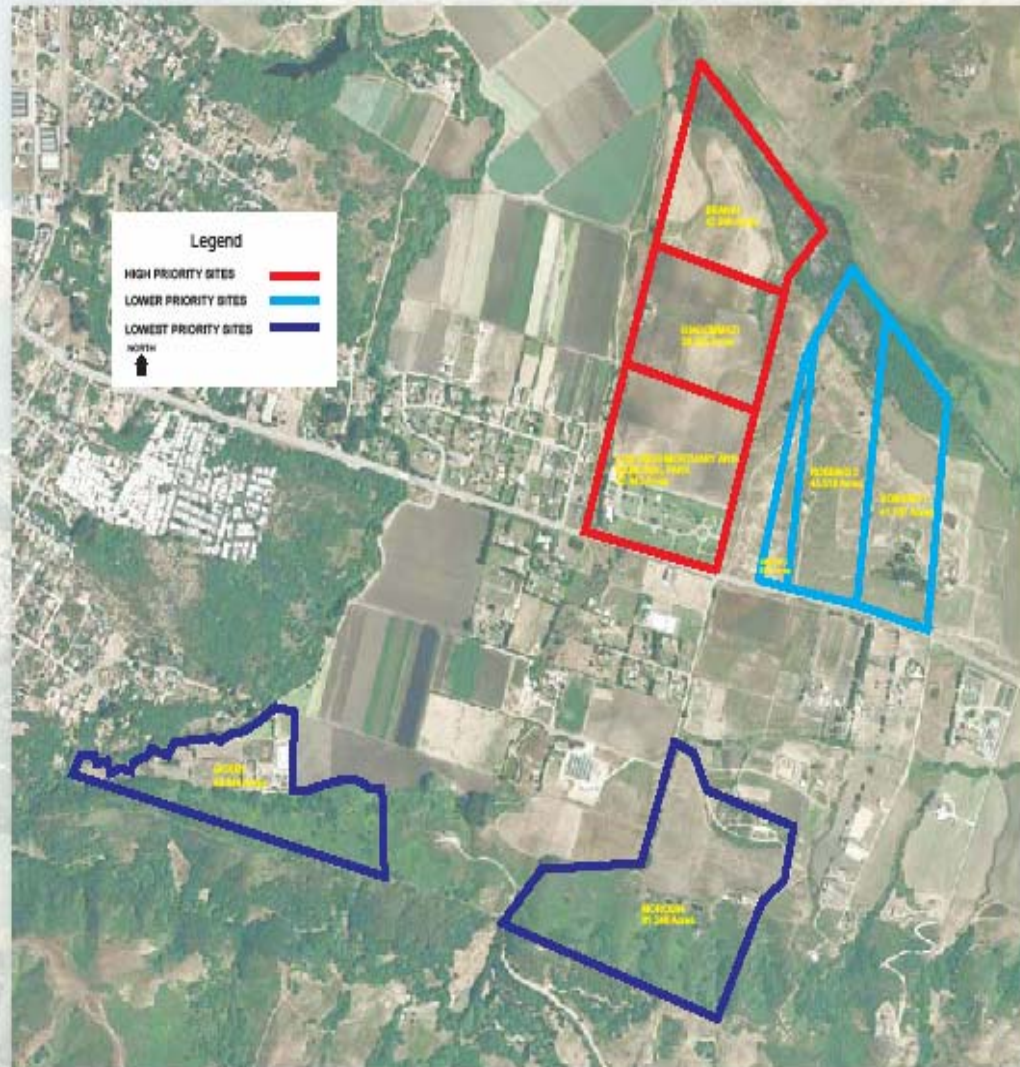
The Tri-W location is the only in-town site carried forward

Lower Priority

Properties with more constraints and less advantageous location than high priority site

Lowest Priority

Properties with most constraints that would render them last choices





A Solution: Effluent Sewers (STEP)



Project Selection 2008

CEQA Co-Equal Analysis

Preparation of DRAFT EIR



(Allows for selection of any option)

Project Selection Model

Prepare Draft Model



- Capital Cost Factors
- Debt Cost Factors
- Operations & Maintenance Cost Factors
- Replacement Cost Factors
- Qualitative Cost Factors

Community Survey

Prepare Community Survey



Private Industry Commitments

Prepare Draft RFP



Due Diligence



Letters to the Editor

County let this happen

I look forward to the banner being unfurled along Los Osos Valley Road: "Clark Valley Welcomes the Los Osos Sewer." Judging from the reception they gave the proposed animal shelter a few years ago, I'm sure it will be a heartwarming experience.

Of course, property owners in the prohibition zone would still opt for Tri-W. It's cheaper. But who cares what we think? In over 30 years, we've been given an exclusive say only once, and we voted 87 percent for a gravity system at Tri-W.

That the 13 percent minority could then join forces

with renters, along with voters outside the prohibition zone, and overrule our vote, well that's the problem.

And who is responsible for setting up this "Catch-22" system? The county.

Sure, the Julie Tacker brigade bears primary blame for driving the cost from less than \$100 per month at the start of their lawsuits, to the \$200 per month when they violated the contracts, to the estimated \$300 to \$400 per month now. But the county allowed this to happen.

And are they fixing the problem? No, they'd rather kow-tow to the crazies and waste even more money studying sites that will never fly.

Doug Morin
Baywood Park

Osos: Train wreck ahead

Over the course of my 36 years of residency in Los Osos I have seen multiple "sewer train wrecks" and am afraid Los Osos is headed for another one. Don't get me wrong, I sincerely appreciate the hard work that county staff and its consultants have put forth thus far after taking the reins of the wastewater project under AB 2701 last January. Thus, the "train wreck" I fear is the upcoming tax vote for property owners within the prohibition zone. Los Osos voters want to know exactly how much a

sewer will cost, where it will be located and what type of technology will be used.

An "advisory survey" slated for next winter will identify these things, but that is well after the vote that financially liens the properties as collateral for their share of a wastewater solution. That missing information will likely cause a failed outcome.

In a "death by hanging or shooting" choice, voters will be forced to choose an unidentified project verses facing years battling Regional Water Quality Control Board enforcement actions. To avert another train wreck, the Board of Supervisors must consider reversing the order of these actions.

Julie Tacker,
member, Los Osos
Community Services
District board

